

WARRANTY DEED

(JOINT TENANCY)

STATUTORY SHORT FORM

019522

TRANSFER
TAX
PAID

51-64

LINCOLN V. JOHNSON whose mailing address is 11 Lloyd Road, Waterville, Maine 04901, for consideration paid, grants to DONALD F. BROWN AND MARGUERITE L. BROWN whose mailing address is 107 Banton Road, Palermo, Maine, 04354 with **WARRANTY COVENANTS**, as **JOINT TENANTS** the land located in the City of Waterville, Kennebec County, State of Maine, as more fully described on the attached EXHIBIT A, LEGAL DESCRIPTION, incorporated by reference herein.

WITNESS my hand and seal this 9 day of August 2000.

Witness

Lincoln V. Johnson

STATE OF MAINE, Kennebec County

Personally appeared the above named Lincoln V. Johnson
and acknowledged the foregoing instrument to be his free act and deed,

Dated: August 9, 2000

Notary Public/Attorney at Law

Michael J. Lessey
Printed Name

L. W. (2)

5164

EXHIBIT ALEGAL DESCRIPTION

A certain lot or parcel of land with the buildings thereon situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a point in the easterly line of Lloyd Road in Waterville, Maine, one hundred (100) feet northerly from the intersection of the easterly line of Lloyd Road and the northerly line at Glen Avenue; thence easterly one hundred (100) feet in a line at right angles to the easterly line of Lloyd Road; thence northerly one hundred (100) feet in a line parallel to the easterly line of Lloyd Road, to the southerly line of Grouse Lane; thence westerly one hundred (100) feet in the southerly line of Grouse Lane at right angles to Lloyd Road to the intersection of the southerly line of Grouse Lane and the easterly line of Lloyd Road; thence in a southerly direction one hundred (100) feet in the line of the easterly side of Lloyd Road to the point of beginning; meaning and intending to bound and describe lot 43 shown on a Plan of Mayflower Realty Company land recorded in Kennebec Registry of Deeds in Book 22, Page 8.

Conveyance of the above-described lot is made and taken by the Grantee with the restrictions and limitations herein enumerated for himself and his heirs and assigns forever, for the benefit of the Mayflower Realty Company, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on Lloyd Road, and twenty-five (25) feet at least, from the lot boundary on Grouse Lane, and at least fifteen feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon, shall not have space or tenancies or apartments for more than one family, and shall cost not less than twelve thousand (\$12,000) dollars as of this day's value; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

Being the same premises conveyed to Lincoln V. Johnson by deed from Lincoln V. Johnson and Carolyn H. Johnson dated November 14, 1989 and recorded in the Kennebec County Registry of Deeds, Book 3653, Page 089.

RECEIVED KENNEBEC SS.

2000 AUG 10 AM 9:00

ATTEST: *Theresa Reed Moore*
REGISTER OF DEEDS